

**OAK RIVER BOARD MEETING MINUTES**  
**8/5/2024**

**Board Members Present:** Bob Urwiller, Bill Jue, Mariana Ludeman, Sandy Bera, Joe McLaine, Bruce Bigler, Tammy Schick, Amy Weise, John D’Orazio.

**Absent:** none

The meeting was called to order at 7:30 PM at the home of Amy Weise

**Secretary Minutes: (Amy)**

- A motion was made to approve the minutes by Joe and seconded by Tammy.

**Board and committee positions include:**

	<u>Board Term</u>	
President: Joe McLaine	2026	Insurance & Architectural Control Committees
Vice President: Sandy Bera	2024	Welcoming & Insurance Committees
Secretary: Amy Weise	2026	
Treasurer: Mariana Ludeman	2024	Insurance, Social Media & Entertainment Committees
Bruce Bigler	2024	Insurance & Architectural Control Committees
Tammy Schick	2026	Entertainment & Social Media Committees
Bill Jue	2025	Landscaping & Welcome Committees
Bob Urwiller	2024	Landscaping, Mowing, Fertilizing, Trees Committees

John D’Orazio will continue to attend the 2024 board meetings as an advisor/historian through March 31, 2025.

**Treasurer’s Report: (Mariana)**

- **Mike Lotito will be the new Treasurer. Thank you, Mike!**
- Notice to households with unpaid 2024 dues will be sent with accrued late fees, but with an extended grace period if paid by the end of August 2024.
- Dues for 2025 will need to increase 5% (to \$245.00) to support increases in landscaping and mowing costs.
- At the upcoming Annual Meeting, Homeowners will be made aware that an additional increase will likely be required to continue to maintain current mowing acreage, and this would require a special assessment vote (Joe).
- Bill Jue will confirm with the City of Troy for a water bill (which should be mailed to the ORSA PO Box).

**Architectural Committee: (Joe/Bruce)**

- Mariana agreed to take over for Ramy on the Architectural Committee. Thank you, Mariana!
- Architectural Committee will now be comprised of Sandy, Bruce, Mariana, and Joe
- One homeowner requested a shed on their property; Board members agreed that based on current policy, sheds are not permitted.

**Entertainment Committee: (Tammy/Mariana)**

- Halloween Party will be scheduled October 19<sup>th</sup>
- Annual Picnic is costly and generally poorly attended; suggestion made to change to an Ice Cream Social-like event in mid-September.

**Landscaping, Mowing, Fertilizing: (Bob/Bill)**

- Pricing has increased substantially on these items for 2024/25. The total cost could be approximately 70% of our total budget, due to more open space acreage being mowed + maintained as turf grass.
- Mike will contact landscapers to compare bids
- Current cost includes fertilizing, weed control, spring and fall clean up, mowing
- Members have noted some minor issues regarding the quality of the landscaping, these will be addressed with the landscaping crew for improvement/rectification.

**Website:**

- There was no report at this meeting. Website will be updated with new positions (Mike Lotito = Treasurer; Mariana Ludeman = Director)

**Welcoming: (Bill/Sandy)**

- New folks

**The next meeting will be at the North Rivers Edge Dr. Cul-de-Sac on September 22<sup>nd</sup> at 4pm, Ice Cream Social**

A motion to adjourn the meeting was made by Joe and seconded by Bob at 9:15 PM.

Minutes submitted by Amy Weise.